

THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF SEABROOK MET ON **THURSDAY, MAY 9, 2019** AT 7:00 P.M. IN THE SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE AGENDA ITEMS LISTED BELOW.

**BOARD MEMBERS PRESENT:**

PAUL R. DUNPHEY	CHAIRMAN
TERRY CHAPMAN	VICE-CHAIR
KEVIN FERGUSON	TREASURER
ERNIE DAVIS (exc. absence)	SECRETARY
THOMAS KOLUPSKI	MAYOR
GARY BELL	MEMBER
JEFF LARSON	COUNCIL REPRESENTATIVE

**ALSO PRESENT WERE:**

GAYLE COOK	CITY MANAGER
STEVE WEATHERED	CITY/EDC ATTORNEY
PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
PAT PATEL	EDC ADMINISTRATIVE ASSISTANT

EDC Chairman Paul Dunphey called the meeting to order at 7:00 p.m. and declared that a quorum was present.

**1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS**

Sue Ruthstrom, at 1501 Main Street and owner of Clay Cat Studio – requested to the Board for the allowance of food trucks in Seabrook. Her new business Clay Cat Studio is scheduled to be open soon in a few months and she stated that they would like to offer their patrons lunch once a week supplied by a food truck. She proposed the idea that they would supply off-street parking for the food truck as well as bathroom facilities for consumers. She stated that they have 150ft of covered porch for dining and have been offered overflow parking from across the street on Meyer. As the business owner, she also proposed she would sell tickets at a flat rate to consumers for lunch. She stated that Clay Cat Studio would be responsible for paying sales tax and paying the food truck for their services.

**2. PRESENTATIONS**

**2.1 EDC Director's report on economic development activities for April 2019.**

- Seabrook directional signs have been relocated
- Business Morning Brew was held on April 17. Received important feedback from our business & real estate community regarding highway 146 expansion
- Follow up with prospects: ER group looking to do urgent care facility, different restaurants are looking into the area, Barbeque restaurant looking to open soon on the north side

- Follow up with owners of Pelican Plaza – possible interest in façade improvement to the plaza, confirmed new gyro restaurant coming soon at that location
- Updates to the Seabrook Empowerment Zone – will review in June meeting
- KIWO has passed their inspection and has completed the new sedimentation tank relocation – payment has been made on their incentive since all requirements have been completed
- Mario's Pizza – grand opening possibly next Monday – they have their soft opening since last Friday
- Keels & Wheels preview event – was a successful event despite the weather, remained under budget, continue to follow up with brokers & representatives who attended
- Review of monthly budget spreadsheet and seasonally adjusted sales tax revenue
- RedNews Magazine – Seabrook made the front cover and inside page – RedNews is an excellent source of advertising at promoting Seabrook
- October 25 - Texas Economic Development Council will be hosting a sales tax workshop here in Houston

### 3. DISCUSSION ITEMS

#### 3.1 Discuss EDC Goals for the next fiscal year 2019-2020 and schedule a date & time for a potential goals workshop.

The EDC Board requested that the EDC director email the board members an update on each of the current list of goals as well as staffs recommendation's on future goals. The Board agreed to table the item and re-schedule it for next month's EDC meeting.

### 4. NEW BUSINESS

#### 4.1 Consider and take all appropriate action on approval of funding for Co-Presenting Sponsorship for Celebration Seabrook to be held Saturday, October 12, 2019 in an amount not to exceed \$10,000. This is a budgeted item.

Seabrook Communications & Marketing Director LeaAnn Petersen made the following presentation to the board:

- Event is going into it's 5<sup>th</sup> year now
- VIP invites to EDC brokers/realtors/ investors in Seabrook
- Review of all the sponsors of the event
- Made profit in 2018 – up 16% in sponsorships
- Year 2018 had a record attendance with a 72% increase from 2017
- Had over 300 participants, over 2000 adult attendees, and 1200 kids
- Kid zone very successful
- Ticket prices dropped to \$5 which allows people to spend more money
- Art vendors very happy with event with successful sales
- Variety of food trucks and vendors participate in event
- New chili cook-off for 2019



Motion made by Gary Bell and seconded by Jeff Larson.

To approve the funding for Co-Presenting Sponsorship for Celebration Seabrook for fiscal year 2019-2020 in an amount not to exceed \$10,000.

MOTION CARRIED BY UNANIMOUS CONSENT

**4.2 Consider and take all appropriate action on EDC goals for the next fiscal year 2019-2020.**

No action taken.

**5. EXECUTIVE SESSION**

**5.1 Section 551.071**

Consult with attorney to receive legal advice on legal issues associated with acquisition of real property and potential funding agreement as provided by Section 551.071, Texas Government Code.

**5.2 Section 551.072**

Pursuant to Section 551.072, Texas Government Code, conduct executive session to deliberate the purchase, exchange, lease or value of real property, as deliberation in an open meeting would have detrimental effect on the position of the EDC/City in negotiations with a third person.

The Board went into executive session at 7:28 p.m.

**6. OPEN SESSION**

**6.1 The EDC Board will reconvene in Open Session to allow for possible action on the agenda items listed above under "Executive Session".**

The Board reconvened at 7:50 pm. No action was taken in Executive Session.

**7. ROUTINE BUSINESS**

**7.1 Approve minutes of the April 11, 2019 regular EDC meeting. (Patel)**

Motion made by Kevin Ferguson and seconded by Terry Chapman.

Motion to approve as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

**7.2 Update on SH 146 expansion.**

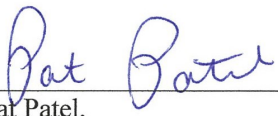
- East side of highway – 18 month timeline – east side is open and ready for development now – new opportunities are available

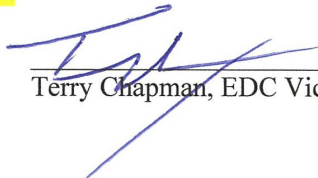
**7.3 Establish future meeting dates and agenda items.**

Next meeting scheduled for Thursday, June 13, 2019.

Upon motion duly made, the meeting was adjourned at 7:56 p.m.

APPROVED ON THE 13<sup>TH</sup> DAY OF JUNE 2019.

  
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Pat Patel,  
EDC Administrative Assistant

  
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Terry Chapman, EDC Vice-Chairman